

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Boston

State: MA

PJ's Total HOME Allocation Received: \$114,418,590

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 19			
% of Funds Committed	94.78 %	95.20 %	12	94.94 %	53	51	
% of Funds Disbursed	91.54 %	88.78 %	7	84.35 %	84	76	
Leveraging Ratio for Rental Activities	11.26	7.72	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.99 %	90.33 %	11	81.38 %	63	43	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.94 %	73.01 %	7	68.05 %	68	64	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.40 %	80.97 %	13	79.65 %	42	36	
% of 0-30% AMI Renters to All Renters***	49.40 %	49.15 %	11	44.76 %	65	58	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.60 %	95.61 %	14	94.31 %	35	29	
Overall Ranking:			In State:	5 / 19	Nationally:	77 74	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$32,256	\$25,436		\$25,245	1,500 Units	70.10 %	
Homebuyer Unit	\$48,004	\$15,891		\$14,395	581 Units	27.10 %	
Homeowner-Rehab Unit	\$25,486	\$14,722		\$20,186	59 Units	2.80 %	
TBRA Unit	\$0	\$3,644		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Boston MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$160,682	\$202,765	\$103,291
State:*	\$140,514	\$97,764	\$22,481
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ:	4.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.19

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	18.9	10.7	20.7	0.0
Black/African American:	55.3	51.3	53.4	0.0
Asian:	4.0	4.3	0.0	0.0
American Indian/Alaska Native:	0.3	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.1	0.2	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.9	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.2	2.7	1.7	0.0
Asian/Pacific Islander:	4.0	1.3	0.0	0.0

ETHNICITY:

Hispanic	15.9	28.4	24.1	0.0
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HOUSEHOLD SIZE:

1 Person:	41.8	17.0	37.9	0.0
2 Persons:	24.5	21.7	25.9	0.0
3 Persons:	15.8	23.4	19.0	0.0
4 Persons:	11.8	22.6	5.2	0.0
5 Persons:	4.2	10.3	6.9	0.0
6 Persons:	1.4	2.9	3.4	0.0
7 Persons:	0.3	1.1	1.7	0.0
8 or more Persons:	0.2	0.9	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.7	25.7	34.5	0.0
Elderly:	22.7	2.4	17.2	0.0
Related/Single Parent:	32.3	31.2	27.6	0.0
Related/Two Parent:	11.1	27.5	12.1	0.0
Other:	3.3	13.2	8.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	45.6	2.4 [#]
HOME TBRA:	5.5	
Other:	15.3	
No Assistance:	33.6	

of Section 504 Compliant Units / Completed Units Since 2001 203

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Boston State: MA Group Rank: 77
(Percentile)
State Rank: 5 / 19 PJs Overall Rank: 74
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	91.99	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	78.94	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.4	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	94.6	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.2	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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